

CALL TO ORDER: Supervisor Julian called the regular meeting of the Kasson Township Board to order at 7:00 pm, with the Pledge of Allegiance.

ROLL CALL: Members Present: Greg Julian – Supervisor, Dana Boomer - Clerk, Tad Carter – Trustee, Roger Noonan - Trustee
Member(s) Absent: Julia Carter - Treasurer
Staff Present: Sheree Nelson

AMENDMENTS TO AGENDA – The board briefly discussed the agenda. The board added a request from Cypher to discuss outside attorney assistance on a current ZBA request. **Noonan moved to approve the agenda as amended. T. Carter seconded. All in favor, motion carried.**

PUBLIC COMMENT: None

MINUTES – The board discussed the minutes from the regular meeting on May 10, 2022. **Noonan moved, T. Carter seconded to approve the May 10, 2022 regular meeting minutes as presented. All in favor, motion carried.**

PERTINENT COMMUNICATIONS: None

PRESENTATION: None

FINANCIAL REPORTS:

- a) **TREASURER’S REPORT:** J. Carter had previously submitted the treasurer’s report to the board. Receipts total \$74,949.29. Disbursements \$53,173.81. Balance \$603,929.45.

RESOLUTION 09-2022 - SUMMER TAX RESOLUTION: Summer tax is due and payable July 1 through September 14, 2022 for no interest. September 15, 2022 through February 28, 2023 interest is charged at a rate of 1% per month or part thereof. February 15 through February 28, 2023 Kasson Township assesses a 3% penalty on unpaid taxes. March 1, 2023 taxes become delinquent and are payable to the Leelanau County Treasurer only. **T. Carter moved, Noonan seconded to approve Resolution 09-2022 (Summer Tax Resolution). Roll call vote: T. Carter (yes), Noonan (yes), Boomer (yes), Julian (yes). All in favor, motion carried.**

- b) **BUDGET REPORT:** Boomer and Nelson presented the budget report through May. The board briefly discussed.
- c) **BILL APPROVAL** – Boomer presented the updated check detail. The board briefly discussed. **Noonan moved to pay the bills as presented; seconded by T. Carter. All in favor, motion carried.**

UNFINISHED BUSINESS:

- a. **Cemeteries** – Julian has spoken with Mr. Schettek regarding the stump removal at the Maple City cemetery, and he believes that he should be able to get to it in August. Schettek would like to walk the cemetery with board members prior to the work being completed. Noonan has

spoken with the neighbor of the East Kasson Cemetery, and will be setting up a work bee when she receives the fence materials. Julian is still working to try to get a fence quote for the East Kasson Cemetery.

Boomer spoke with Anita Herrmann regarding the lots she stated she purchased in the early 1990s, but doesn't have records for. Herrmann has a check register record for a sale of \$100, but that doesn't list the number of lots purchased. Boomer spoke with Rich Hulbert, and he is unsure what lots were sold for at that time. Noonan offered to speak to the Bright family, who may have additional records, and the board requested Boomer speak to Tim Figura, regarding the legalities of un-documented claims to cemetery lots.

Boomer also spoke with John Sawyer, who is part of a group that works to find and maintain the graves of Civil War veterans in northern Michigan, including restoring headstones. There are three such veterans in the East Kasson Cemetery, including one African-American veteran. There is some interest in possibly holding a Juneteenth memorial at the cemetery next year, and Sawyer would like to explore the board's interest in this possibility. In addition, there is anecdotal evidence that there may be additional unmarked graves of family members of the African-American veteran in the vicinity of his marked grave, and Sawyer's group is interested in knowing whether the township may be interested in partnering on grave locating work in the future, with the idea of a monument being placed for those currently unmarked graves. The board had no objection to the restoration activities or the planning of a Juneteenth memorial, but asked that Sawyer keep Boomer in the loop on planning activities.

When Boomer spoke with Hulbert, he stated that there are a number of headstones in the Maple City Cemetery that need to be leveled and reset. He would like to meet with board members at the cemetery to see the work that needs to be done, and then either set up a work bee or he can draw up a proposal for doing at least some of the work himself. Noonan and Boomer will set up a meeting with Hulbert.

- b. Mining/Gravel Legislation** – There will be committee discussion on both a new gravel bill and the previously discussed gravel bills in the House over the next two weeks. The new gravel bill pertains to the schedule requirements for considering gravel permit requests – the MTA and Grier find this bill acceptable. The previously discussed gravel bills remain as previously written and passed by the Senate, and continue to be opposed by the MTA, the township and Grier. Grier recommended that the board authorize he and Julian continue to work to oppose these bills. **Boomer moved to authorize Julian and Grier to consult with the MTA and with Gerry Fisher and to draft a short letter under Julian's signature to the Committee members to oppose the unfavorable bills to be considered by the House Committee next week. Noonan seconded. All in favor, motion carried.**
- c. Sidewalk Ordinance** – No discussion - tabled
- d. Other Unfinished Business** - None

NEW BUSINESS –

- a. Road Closure Request** – Mike Miller was present for the Cedar Polka Fest to request a road closure of the same area as last year for their 5k run at the Polka Fest in August from 8:30 am to

10 am. There were no issues or complaints with the road closure last year. **Boomer moved to approve the proposed road closure for the Cedar Polka Fest. Noonan seconded. All in favor, motion carried.**

- b. Brownfield Plan Approval** – Trudy Galla was present from Leelanau County regarding a proposed Brownfield Plan Approval for the Habitat for Humanity project in Maple City. Jeff Hawkins presented from Envirollogic regarding the proposal. Habitat for Humanity and the Land Bank are requesting 30 years of property taxes be diverted to assist with paying for the project, which has a large gap between construction costs and the affordable cost that will be charged to the future owners. The board and presenters discussed this plan extensively. Boomer, T. Carter and Noonan have concerns regarding this proposal, especially with regard to the loss of funding to the township and fire department (as well as other services) and those costs plus the costs associated with services to the new units being borne by other citizens. Board members also had questions regarding the new and retained jobs mentioned by the plan, the length of time between the initial Special Use Permit approval in January 2021 and the current Brownfield request, and the total amount of lost tax revenue over the 30 year period. Cypher stated that the EGLE permitting for the project took almost 18 months, but that he has recently received a request to issue the land use permit to allow construction to commence. Boomer asked if Habitat was moving forward with the project regardless of whether the Brownfield project is approved – the Habitat representative stated that the project will be moving forward and they are considering multiple funding options, but consider the Brownfield request the best option for covering the gap between construction costs and an affordable cost for homeowners. Julian is in support of the Brownfield proposal. The issue was tabled until July.
- c. Cedar Area Fire & Rescue Strategic Plan Approval** – Boomer summarized the discussion on the plan at the other three townships. Cleveland and Solon both had concerns; the concern raised by Solon may result in changes to the plan by the Fire Board. If Kasson approves the plan tonight and changes are made, Kasson would need to re-approve the plan at the July meeting. **Julian moved to approve the Strategic Plan as written, Noonan seconded. In favor: Julian, Noonan, Boomer. Opposed: T. Carter. Motion passed.**
- d. Cypher Attorney Request** – There is a current ZBA request for a review of the PC decision on the Lively Holdings property, claiming that the PC was overly restrictive on conditions placed on the SUP approval. Cypher has requested additional details on which conditions Lively Holdings is contesting. Cypher has also been working with Grier. This is an unusually complicated ZBA case, as it is contesting a PC decision. Grier and Cypher are requesting up to 20 hours of assistance from Chris Patterson, an outside attorney specializing in ZBA procedure. Cypher would be responsible for ensuring that time is spent in a focused, productive manner. The total amount requested would not exceed \$4,800. **Noonan moved to approve the use of outside attorney Chris Patterson for up to 20 hours of work, in an amount not to exceed \$4,800. T. Carter seconded. All in favor, motion carried.**
- e. Other New Business** - None

CAPITAL PROJECTS – EXPLORATION

- a. Maple City Improvement Project** – The board continued the discussion of the improvement project in Maple City. Julian and T. Carter will continue to be the point people for this plan. Craig Brown was present at the meeting for discussion on road projects.
- b. Broadband** – No update. This will be removed from the agenda. Melinda Lautner provided a brief update on progress at the county level.
- c. Township Hall Renovation** – J. Carter provided quotes for both the front and back build outs from Leelanau Construction. The board discussed. Julian would like to have Corey Flaska come

to the July meeting to present on his proposals. Given that it is unlikely the project would be completed before the November election, Noonan suggested waiting until 2023 to commence construction, hoping that the construction and materials market would be more calm than currently. The board determined to request that Flaska attend a future board meeting and potentially wait until 2023 to commence construction.

- d. **Fire Department Capital Improvements/MOU** – The townships discussed the future of the MOU and the interlocal agreement. At the fire board meeting the board determined that there was not enough support for the MOU, and so that idea was dropped and capital improvements will proceed under the current interlocal. Julian also discussed the current interlocal with Supervisor Lautner, and the steps to be taken to begin preparing for the expiration of the current interlocal in September 2025. Julian suggested that a committee of 1-2 board members from each township be developed later in 2022 to begin working on a draft of the next interlocal document. The board had consensus to do so.

REPORTS: Planning Commission (PC) – At the May meeting, a public hearing was held on a Zoning Ordinance amendment that would allow municipal buildings in all zoning districts with a Special Use Permit. The amendment was then forwarded to the County Planning Commission for review. The PC also briefly discussed the possibility of allowing mixed use residential/commercial in the commercial district – no action was taken on this.

Zoning Administrator (ZA) – Cypher had previously submitted written reports to the board, and summarized those at the meeting. He provided an update on the Krull property to the board – the neighbors say that issues have improved, but Cypher is currently leaving the investigation open for now, in case there are ongoing problems through the summer. The Building Code Office has ongoing investigations into two dangerous buildings in the township. The board briefly discussed.

Supervisor – Julian summarized his activities for the month. There is documentation regarding invasive species in and around Lake Leelanau that has been distributed to the board. He attended meetings of the library and County Parks and Rec Committee, and provided updates on these. There was a brief discussion about meeting minutes from various committee and boards and commissions being unavailable within the time frame required by the Open Meetings Act – this makes it hard to coordinate work between boards and committees.

Assessor – The Board of Review will be meeting July 19. Krombeen has been working on regular assessor business.

Fire Board – CAFR participated in the MABAS response to Gaylord for the tornado. Leelanau, Grand Traverse and Benzie Counties participated in this response, and were also able to back-fill stations in the area in order to respond to all local calls. Fire board discussion focused on the state-wide lack of first responders – Jack O’Malley will be attending the July fire board meeting to cover state responses to those issues. Boomer stated that MIWORKS is currently partnering with the Regional Training Center to fund EMT and Firefighter 1&2 courses, and Blair Township is partnering with the military on a new pilot program to off-board fire- and medically-trained personnel from the military into civilian departments when the service terms of those personnel are near ending.

Clerk/Elections Report – Absentee ballot applications have been mailed for the August election, and election training has begun. There will need to be an Election Commission meeting after the July

board meeting to appoint election inspectors. Boomer has been working on the audit with assistance from Carter and Nelson as needed; a draft audit may be available for review prior to the July meeting.

COMMITTEE REPORTS: Hall Use and Buildings and Grounds Reports –There are no issues with building and grounds. There is a church music group meeting the first Sunday of the month from 4-6 pm each month; Julian attended the last meeting and thought it was a great use of the hall. The hall will be cleaned after the June PC meeting.

PUBLIC COMMENT: Don Drabik stated that regarding the Brownfield, it seems that lately everyone looks to the government to pay for things. Adding this new housing will raise costs for emergency services, road and sidewalk infrastructure, and other services, and the existing population will be responsible for the costs of those new residents under the Brownfield request. While it would be nice to have the Habitat housing there, he doesn't see why the township should have to foot the bill for 30 years.

Craig Brown – The Road Commission has been working on the signage around Maple City, improving the quality and location of the signs.

Melinda Lautner – Regarding the housing project, she understands where the concerns are coming from. This is a big ask from the township. She was told today that the TIF funding could be for a shorter period, if the township was interested in that. Regarding the Parks and Rec Committee, she was surprised at the public opposition to the idea of putting a new fire building on park land. The location would be good for a fire station, because of the proximity to the school, parks and nursing home. Regarding a possible authority around Lake Leelanau, she is opposed to it, because it is proposed as a taxing authority.

BOARD COMMENT: T. Carter is opposed to the concept of government-funded affordable housing. The taxpayers subsidizing a project like this is something he is very opposed to. Flaskas did not donate this property – they sold it. On the topic of the lakes, he would be supportive of a point of sale ordinance covering properties within a certain distance of the lake.

Noonan – He is disappointed in the County Commissioners in how much ARPA funding they put into broadband infrastructure in the north and east portions of the county, with no funding put into Kasson Township. On a second topic, the drainage in Maple City runs from south to north, which concerns him regarding the Habitat project.

Regarding the Brownfield proposal, Boomer is also concerned about the precedent an approval would set. There are starting to be a lot of proposals for affordable housing in the area.

The next regular meeting will be Tuesday, July 12, 2022 at 7 pm.

Motion by Noonan to adjourn, second by T. Carter / **All in favor, motion carried.** Meeting adjourned at 9:21pm.

Submitted by:

Dana Boomer, Township Clerk